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Signed: November 01, 2010

Attorney for Movant  
BAYVIEW LOAN SERVICING, LLC,  
servicing agent for CitiMortgage

EDWARD D. JELLEN  
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA

In re

STEVEN ON and  
IVY HO ON

Debtors.

Bk. No.: 10-47541

RS No.: EGS-37

Chapter 7

ORDER TERMINATING THE  
AUTOMATIC STAY RE PROPERTY  
LOCATED AT 58 AGNES ST., OAKLAND,  
CA 94618

Hearing-

Date: October 8, 2010

Time: 10:00 a.m.

Place: United States Bankruptcy Court  
1300 Clay Street  
Courtroom 215  
Oakland, CA

Honorable Edward D. Jellen

Movant's Motion For Relief From Automatic Stay came on for hearing on October 8, 2010 before the Honorable Edward D. Jellen. Norman Bahlert appeared specially on behalf of Movant, BAYVIEW LOAN SERVICING, LLC, servicing agent for CitiMortgage. Other appearances were as stated on the record.

The Court, having considered the Court records and files and with good cause appearing therefor, makes its Order as follows:

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that effective October 13,  
2 2010 the Automatic Stay in the above-entitled bankruptcy proceeding is terminated as to Movant,  
3 its assignees and/or successors in interest, and Movant, its assignees and/or successors in interest,  
4 may hereafter proceed with foreclosure and conduct a trustee's sale of the subject property,  
5 generally described as 58 Agnes St., Oakland, CA 94618, and legally described as follows:

6 LOT 16, AND THE SOUTHEASTERN 5 FEET, MEASURED AT RIGHT ANGLES  
7 OF LOT 17, BLOCK 6, HIGHLAND MANOR, FILED AUGUST 25, 1915, IN BOOK  
14 OF MAPS, PAGE 24, ALAMEDA COUNTY RECORDS.

8 BEING ALSO THE SAME PREMISES SHOWN AS PARCEL B ON EXHIBIT "A"  
9 ATTACHED TO THE CERTIFICATE OF PARCEL MAP WAIVER, RECORDED JUNE 26,  
1992, SERIES NO. 92-209819, ALAMEDA COUNTY RECORDS.

10 pursuant to California Civil Code Section 2924 et seq., and thereafter commence any lawful  
11 action necessary to obtain complete possession of the subject property without further Court  
12 order or proceeding being necessary.

13 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the 14-day stay  
14 provided by Bankruptcy Rule 4001(a)(3) is hereby waived.

15 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this bankruptcy  
16 proceeding has been finalized for purposes of Cal. Civil Code § 2923.5 and the enforcement of  
17 the note and deed of trust described in the motion against the subject real property. Further, upon  
18 entry of the order granting relief from the automatic stay, the movant and its successors, assigns,  
19 principals, and agents shall comply with Cal. Civil Code § 2923.5 et seq., the California  
20 Foreclosure Prevention Act, to the extent it is otherwise applicable.

21  
22 \*\*END OF ORDER\*\*  
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1  
2 **COURT SERVICE LIST**

3 **CM/ECF Electronic Mail List**  
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5 Paul Mansdorf mansdorfftrustee@sbcglobal.net, ca72@ecfbis.com,  
6 tracie\_williams@canb.uscourts.gov

7 Paul J. Mansdorf mansdorfftrustee@sbcglobal.net,  
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9 Office of the U.S. Trustee/Oak USTPRegion17.OA.ECF@usdoj.gov, ltroxas@hotmail.com

10 Edward G. Schloss egs2@ix.netcom.com

11 Reidun Stromsheim rstromsheim@stromsheim.com

12 Lawrence L. Szabo szabo@sbcglobal.net, sbernay19@sbcglobal.net

13 **Manual Mail List**

14 Steven On  
15 Ivy Ho On  
16 58 Agnes Street  
17 Oakland, CA 94618

18 GE Money Bank  
19 c/o Recovery Management Systems Corp.  
20 25 SE 2nd Avenue, Suite 1120  
21 Miami, FL 33131-1605

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